# GOULDS NEIGHBORHOOD REVITALIZATION STRATEGY AREA PROFILE

Research Section Miami-Dade County Department of Planning & Zoning 111 NW 1 Street, Suite 1220 Miami, Florida 33128-1972 April 2003

# **Preface**

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

# Goulds

Goulds is a predominantly Black community in southwest Miami-Dade just south of Cutler Ridge. It is a low-income and high-poverty area. Between 1990 and 2000, the poverty rate for persons declined from 47 to 43 percent. The percent of families in poverty also declined from 38 to 36 percent.

Householders in Goulds are more likely to rent than to own their housing units. Housing values and rents were well below the comparable County averages.

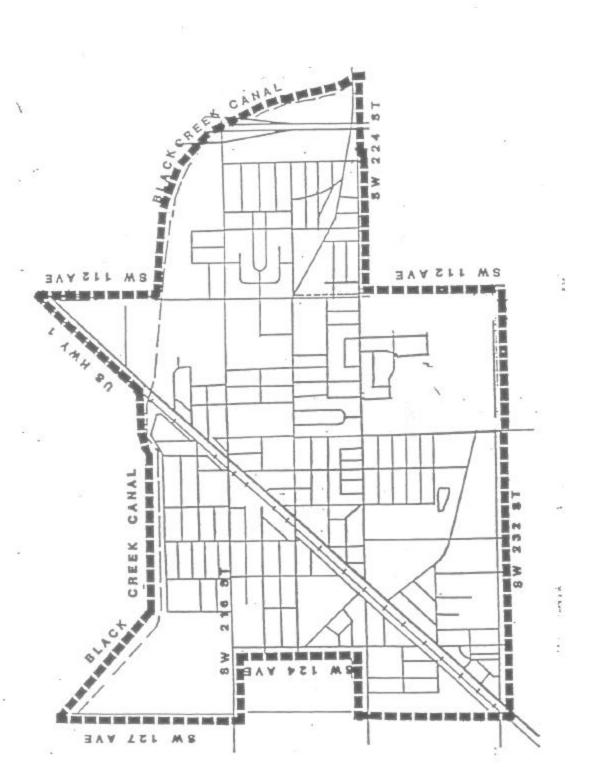
In 2000, a relatively small 29 percent of households in Goulds were married couples. The comparable County figure was 48 percent.

Goulds residents have a lower level of educational attainment than the Miami-Dade average. In sum, the Goulds NRSA, despite some modest improvement over the past decade, continues to face a range of serious social and economic challenges.









#### Introduction

Goulds is located in an urbanizing section of unincorporated Miami-Dade just south of Cutler Ridge. It straddles US 1. It is bounded on the north and northeast by The Black Creek Canal (including the triangular Cutler Ridge Shopping Center). On the southeast, the boundaries are SW 224 Street and SW 112 Avenue. The southern boundary is SW 232 Street. The western boundary is SW 127 Avenue except for a small area between 216 Street and 224 Street where the western boundary is 124 Avenue.

Goulds is a historically Black community. It was settled by workers extending the FEC railroad line from Miami to Homestead. Originally known as Black Point, by 1911 it was known as "Goulds Siding" and "Goulds Quarters".

### **Demographic Characteristics**

#### **Total Population**

The 2000 population of 7,223 was a decrease of 376 persons (5 percent) from the 1990 figure (7,599 persons). Between 1980 and 1990 there was a small increase of 227 persons.

### Black and Hispanic Population

Goulds is a predominantly Black community. In 2000 as in 1990, Blacks comprised 81 percent of the population. A small but growing 16 percent of the population was Hispanic, much lower than Miami-Dade's 49 percent but higher than the 1990 figure (13 percent).

Table 1
Population by Race and Hispanic Origin
Goulds and Miami-Dade County
1980 - 2000

		GI		CI	
		Change		Change	
	1980	80 to 90	1990	90 to 00	2000
Total	7,372	227	7,599	-376	7,223
Black	6,523	-347	6,176	-314	5,862
Hispanic	309	702	1,011	142	1,153
White	762	482	1,244	-201	1,043
Non Hispanic White	616	-156	460	-195	265
Non Hispanic Black	6,424	-341	6,083	-343	5,740
	I	Percent			
Total	100%	3%	100%	-5%	100%
Black	88%	-5%	81%	-5%	81%
Hispanic	4%	227%	13%	14%	16%
White	10%	63%	16%	-16%	14%
Non Hispanic White	8%	-25%	6%	-42%	4%
Non Hispanic Black	87%	-5%	80%	-6%	79%
	Mia	ami-Dade			
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Age

Like many Black communities, Goulds has a relatively young population. In 2000, the median age interval was 20 to 24, compared to the County's 30 to 34. About 11 percent of the population was below 5 years of age compared to 7 percent in the County. About 8 percent was 65 years old and over compared with the County figure of 13 percent.

Table 2
Age Distribution
Goulds and Miami-Dade County
1980-2000

		Goulds			Miami-Dade	
-	1980	1990	2000	1980	1990	2000
Total Persons	7,372	7,599	7,223	1,623,781	1,937,094	2,253,362
Less than 5	836	978	793	94,237	139,714	157,871
5 to 9	776	896	847	101,385	131,426	145,752
10-14	798	782	806	111,386	120,490	160,754
15-19	907	667	644	136,285	131,060	154,989
20-24	757	531	574	133,039	139,196	144,721
25-29	514	599	468	125,898	168,342	163,859
30-34	390	554	418	114,333	163,334	173,574
35-44	663	775	923	192,585	278,043	361,966
45-54	662	653	609	187,309	212,098	282,766
55-59	297	304	252	90,929	91,769	109,141
60-64	240	274	248	80,555	90,816	97,417
65-74	357	370	396	149,491	146,131	162,257
75+	175	216	245	105,698	124,675	138,295
		Goulds			Miami-Dade	
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	11%	13%	11%	6%	7%	7%
5 to 9	11%	12%	12%	6%	7%	6%
10-14	11%	10%	11%	7%	6%	7%
15-19	12%	9%	9%	8%	7%	7%
20-24	10%	7%	8%	8%	7%	6%
25-29	7%	8%	6%	8%	9%	7%
30-34	5%	7%	6%	7%	8%	8%
35-44	9%	10%	13%	12%	14%	16%
45-54	9%	9%	8%	12%	11%	13%
55-59	4%	4%	3%	6%	5%	5%
60-64	3%	4%	3%	5%	5%	4%
65-74	5%	5%	5%	9%	8%	7%
75+	2%	3%	3%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Households in Goulds in 2000, as in 1990, were much less likely to be married couples (29 percent compared to 48 percent for Miami-Dade). The percent of family households headed by a female householder (56 percent) was more than twice the County's 24 percent.

Table 3 Households by Family Status Goulds and Miami-Dade County 1990-2000

		Goulds		Miami-Dade			
	4000	Change	••••	4000	Change	•••	
	1990	90 to 00	2000	1990	90 to 00	2000	
Total Households	2,154	-1	2,153	692,355	84,419	776,774	
Family Households	1,688	23	1,711	481,260	67,233	548,493	
Married Couple	711	-95	616	342,512	28,386	370,898	
With children	429	-120	309	164,216	11,331	175,547	
No children	282	25	307	178,296	17,055	195,351	
Male Householder	136	8	144	35,377	8,547	43,924	
With children	72	-15	57	17,177	-288	16,889	
No children	64	23	87	18,200	8,835	27,035	
Female householder	841	110	951	103,371	30,300	133,671	
With children	699	-52	647	64,848	5,468	70,316	
No children	142	162	304	38,523	24,832	63,355	
Non-family Households	466	-24	442	211,092	17,189	228,281	
			]	Percent			
Total Households	100%	0%	100%	100%	12%	100%	
Family Households	78%	1%	79%	70%	14%	71%	
Married Couple	33%	-13%	29%	49%	8%	48%	
With children	20%	-28%	14%	24%	7%	23%	
No children	13%	9%	14%	26%	10%	25%	
Male Householder	6%	6%	7%	5%	24%	6%	
With children	3%	-21%	3%	2%	-2%	2%	
No children	3%	36%	4%	3%	49%	3%	
Female householder	39%	13%	44%	15%	29%	17%	
With children	32%	-7%	30%	9%	8%	9%	
No children	7%	114%	14%	6%	64%	8%	
Non-family Households	22%	-5%	21%	30%	8%	29%	

# Housing

# Number of Units

The 2,296 housing units reported in 2000 was a small decrease from the 2,391 reported in 1990.

# Tenure and Vacancy

In 2000, the 6 percent vacancy rate in Goulds was less than the County average (9 percent) and less than the 10 percent reported in 1990.

The share of occupied units that were renter-occupied (58 percent) was higher than the comparable 1990 figure (51 percent) and continued to be higher than the County average (42 percent).

Table 4
Housing Units by Tenure and Vacancy Status
Goulds and Miami-Dade County
1990 to 2000

	195	<b>7</b> 0 το <b>2</b> 000					
		Goulds		Miami-Dade			
_	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000	
Total Units	2,391	-95	2,296	771,288	80,990	852,278	
Occupied Units	2,154	-1	2,153	692,355	84,419	776,774	
Owner Occupied	1,052	-152	900	375,912	73,413	449,325	
Renter Occupied	1,102	151	1,253	316,443	11,006	327,449	
Vacant Units	237	-94	143	78,933	-3,429	75,504	
For Rent	109	-44	65	31,611	-11,745	19,866	
For Sale	72	-53	19	11,007	-1,152	9,855	
Seasonal/Other	13	1	14	32,736	-3,090	29,646	
Vacant/Boarded Up/ Other Vacant	43	2	45	3,579	12,558	16,137	
			Per	cent			
Total Units	100%	-4%	100%	100%	100%	100%	
Occupied Units	90%	0%	94%	90%	104%	91%	
Owner Occupied	44%	-14%	39%	49%	91%	53%	
Renter Occupied	46%	14%	55%	41%	14%	38%	
Vacant Units	10%	-40%	6%	10%	-4%	9%	
For Rent	5%	-40%	3%	4%	-15%	2%	
For Sale	3%	-74%	1%	1%	-1%	1%	
Seasonal/Other	1%	8%	1%	4%	-4%	3%	
Vacant/Boarded Up/ Other Vacant	2%	5%	2%	0%	351%	2%	
Vacancy Rate	10%	99%	6%	10%	-4%	9%	

# Housing Values and Rents

Owner-occupied home values in Goulds were much lower than the County figures. About 86 percent of owner-occupied units in Goulds were valued at less than \$100,000. The comparable County figure was 34 percent.

Table 5
Value of Specified Owner-Occupied Housing
Goulds and Miami-Dade County
1990 to 2000

		1990	2	000
n	Goulds	Miami- Dade	Goulds	Miami- Dade
Total Units	931	275,298	987	335,815
less than \$30,000	98	4,095	42	2,097
\$30,000 to \$59,999	461	44,179	234	13,900
\$60,000 to \$99,999	307	129,221	569	98,294
\$100,000 to \$149,999	36	52,723	107	109,962
\$150,000 to \$199,999	17	18,764	21	53,514
\$200,000 +	12	25,746	14	58,048
		Perce	ent	
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	10.5%	1.5%	4.3%	0.6%
\$30,000 to \$59,999	49.5%	16.0%	23.7%	4.1%
\$60,000 to \$99,999	33.0%	46.9%	57.6%	29.3%
\$100,000 to \$149,999	3.9%	19.2%	10.8%	32.7%
\$150,000 to \$199,999	1.8%	6.8%	2.1%	15.9%
\$200,000 +	1.3%	9.4%	1.4%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Rental costs also remained low. About 79 percent rented for less than \$500. The comparable County figure was 38 percent.

Table 6 Contract Rent for Renter-Occupied Units Goulds and Miami-Dade County 1990 to 2000

1990 to 2000										
		1990								
	Goulds	Miami-Dade	Goulds	Miami-Dade						
Total Units	1,066	305,935	1,013	326,833						
less than \$100	357	15,527	204	18,675						
\$100 to \$199	174	16,181	79	16,614						
\$200 to \$249	123	14,021	41	5,360						
\$250 to \$299	116	21,364	23	6,510						
\$300 to \$349	152	30,280	53	10,741						
\$350 to \$399	57	39,390	111	16,473						
\$400 to \$449	30	36,104	165	22,095						
\$450 to \$499	13	34,036	129	29,180						
\$500 to \$599	27	48,431	72	58,061						
\$600 to \$699	12	25,047	32	53,707						
\$700+	5	25,554	104	89,417						
		Percent								
Total Units	100.0%	100.0%	100.0%	100.0%						
less than \$100	33.5%	5.1%	20.1%	5.7%						
\$100 to \$199	16.3%	5.3%	7.8%	5.1%						
\$200 to \$249	11.5%	4.6%	4.0%	1.6%						
\$250 to \$299	10.9%	7.0%	2.3%	2.0%						
\$300 to \$349	14.3%	9.9%	5.2%	3.3%						
\$350 to \$399	5.3%	12.9%	11.0%	5.0%						
\$400 to \$499	2.8%	11.8%	16.3%	6.8%						
\$450 to \$499	1.2%	11.1%	12.7%	8.9%						
\$500 to \$599	2.5%	15.8%	7.1%	17.8%						
\$600 to \$699	1.1%	8.2%	3.2%	16.4%						
\$700+	0.5%	8.4%	10.3%	27.4%						

\$700+ 0.5% 8.4% 10.3% 27.4% Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

#### **Income**

In 2000, as in 1990, incomes in Goulds were much lower than the County average.

In Goulds, 69 percent of all households with income had incomes below \$35,000 compared to 48 percent in Miami-Dade. About 14 percent of Goulds households had incomes of \$50,000 or more, compared to 36 percent of Miami-Dade's households.

Table 7
Income Distribution
Households with Income
Goulds and Miami-Dade County
1999

		1777					
		Goulds		<b>Miami-Dade</b>			
	Total	Black	Hispanic	Total	Black	Hispanic	
Less than \$10,000	566	509	55	107,901	27,389	62,527	
\$10,000 to \$14,999	349	296	27	58,409	12,035	35,437	
\$15,000 to \$24,999	321	266	49	111,649	22,886	67,667	
\$25,000 to \$34,999	272	209	36	100,833	19,273	59,907	
\$35,000 to \$49,999	374	333	61	121,780	21,239	69,946	
\$50,000 and over	311	244	42	276,806	35,232	141,943	
Total Households	2,193	1,857	270	777,378	138,054	437,427	
			Percen	t			
Less than \$10,000	26%	27%	20%	14%	20%	14%	
\$10,000 to \$14,999	16%	16%	10%	8%	9%	8%	
\$15,000 to \$24,999	15%	14%	18%	14%	17%	15%	
\$25,000 to \$34,999	12%	11%	13%	13%	14%	14%	
\$35,000 to \$49,999	17%	18%	23%	16%	15%	16%	
\$50,000 and over	14%	13%	16%	36%	26%	32%	
Total Households	100%	100%	100%	100%	100%	100%	

# Poverty

In 2000, as in 1990, Goulds was a high-poverty area. The poverty rate for persons was 43 percent, more than twice the County's 18 percent, but slightly lower than the 47 percent reported in 1990.

Children were especially affected by poverty. About 54 percent of the children under 5 in the Goulds area were poor in 1999. About 56 percent of all children under 18 were poor. This was much worse than the corresponding County poverty rates for children, 23 percent for both groups.

Table 8
Number and Percent of Persons in Poverty
Goulds and Miami-Dade County
1990 and 2000

		Go	ulds		Miami-	Dade		
	19	90	200	00	1990		2000	)
Total Persons	3,544	47%	3,112	43%	341,261	18%	396,995	18%
Black	3012	84%	2,782	46%	117,357	30%	124,801	29%
Hispanic	506	48%	258	27%	183,207	20%	223,335	18%
Elderly	181	34%	245	34%	52,706	20%	55,020	19%
Young								
Under 5	579	59%	359	54%	33,721	25%	32,995	23%
Under 18	1868	60%	1,519	56%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Reflecting personal poverty, household poverty rates also remained quite high. About 36 percent of all family households were below the poverty level, a small decrease from the 38 percent in 1990 but more than twice the comparable County figure (14 percent). Among female householder households with children, a high 52 percent were in poverty, but this was lower than the 64 percent reported in 1990.

Table 9
Percent of Households in Poverty
Goulds and Miami-Dade County
1980 and 1990

	Goulds				Miami-Dade			
	199	90	2000		1990		2000	
	Number	Number Percent N		Percent	Number	Percent	Number	Percent
	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor
Family Households Female headed families, with children & no	745	44%	631	36%	68,679	14%	80,108	14%
husband present	523	76%	421	52%	27,076	42%	31,621	37%

# **Employment**

# Labor Force Status

Goulds has a relatively high unemployment rate. In 2000, 14 percent of the civilian labor force in Goulds was unemployed, down from the 16 percent reported in 1990. This was about 1.5 times the County's 9 percent. The rate of labor force participation in the area was lower than the County average. About 50 percent of residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to 57 percent of Miami-Dade's work-force.

Table 10 Labor Force Status, Persons 16 Years and Over Goulds and Miami-Dade County 1990 and 2000

	Goulds				Miami-Dade				
	1990		2000		1990		2000		
	FD / 1		<b>.</b>	Hispanic	FD / 1	m . 1	<b>.</b>	Hispanic	
	Total	Total	Black	Origin	Total	Total	Black	Origin	
Civilian Labor Force	2,777	2,433	1,961	353	976,754	1,009,456	184,703	586,601	
Employed	2,331	2,091	1,676	310	901,828	921,208	159,184	535,989	
Unemployed	446	342	285	43	74,926	88,248	25,519	50,612	
Not in Labor Force	2,010	2,481	2,086	280	537,778	747,409	134,834	460,333	
				P	ercent			_	
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%	
Employed	84%	86%	85%	88%	92%	91%	86%	91%	
Unemployed	16%	14%	15%	12%	8%	9%	14%	9%	
Not in Labor Force	42%	50%	52%	44%	36%	43%	42%	44%	

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

## **Educational Attainment**

The educational attainment levels of Goulds' residents age 25 and over lags well behind the County average. A high 51 percent of adults had not completed high school compared to the County's 15 percent. Only 6 percent completed four or more years of college compared to 21 percent in Miami-Dade.

Table 11
Educational Attainment
Persons Age 25 and Over
Goulds and Miami-Dade County
1990 to 2000

	1	990	20	00
	Goulds	Miami-Dade	Goulds	Miami-Dade
Not High School Graduate	2,059	448,282	1,872	229,000
High School Graduate	983	296,444	960	458,458
1-3 Years College	541	296,109	617	536,040
4 Years of College +	193	240,460	221	323,399
Total	3,776	1,281,295	3,670	1,546,897
		Perce	nt	
Not High School Graduate	53.7%	35.0%	51.0%	14.8%
High School Graduate	26.5%	23.1%	26.2%	29.6%
1-3 Years College	15.8%	23.1%	16.8%	34.7%
4 Years of College +	4.0%	18.8%	6.0%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.